

In re:  
Charles J Mauceri  
Debtor

Case No. 19-10214-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Oct 24, 2022

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2022:

Recip ID	Recipient Name and Address
db	+ Charles J Mauceri, 5 Little Turtle Circle, Royersford, PA 19468-3017

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 26, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2022 at the address(es) listed below:

Name	Email Address
BRAD J. SADEK	on behalf of Debtor Charles J Mauceri brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;documents@sadeklaw.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2017-1 Trust, Mortgage-Backed Notes, Series 2017-1 bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
EMMANUEL J. ARGENTIERI	on behalf of Creditor CITIGROUP MORTGAGE LOAN TRUST 2021-A bk@rgalegal.com
EMMANUEL J. ARGENTIERI	on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-A bk@rgalegal.com
JEROME B. BLANK	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION jblank@avallonelaw.com

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User: admin

Page 2 of 2

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KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KRISTEN D. LITTLE

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION kdlittleecf@gmail.com

ROBERT J. DAVIDOW

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION robert.davidow@phelanhallinan.com

THOMAS SONG

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 10

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re:	:	
	:	
Charles J. Mauceri	:	:CHAPTER 13
xxx-xx-5269	:	
	:	
Debtor.	:	:CASE NO. 19-10214/MDC
	:	
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	:	
U.S. Bank Trust National Association,	:	
not in its individual capacity, but solely	:	
as Owner Trustee for Citigroup	:	
Mortgage Loan Trust 2021-A	:	
	:	
Movant,	:	
v.	:	:Courtroom Number 2
	:	
CHARLES J. MAUCERI	:	:Hearing Date: September 13, 2022 @ 10:30 am
	:	
Debtor,	:	
And	:	
	:	
KENNETH E. WEST	:	
Trustee,	:	
	:	
Respondents.	:	
	:	
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**STIPULATION RESOLVING RELIEF MOTION**

THIS matter being opened to the Court by Emmanuel J. Argentieri of the law office of Romano Garubo & Argentieri, counsel for the secured creditor, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of CSMC 2019-RPL5 Trust, (hereinafter “Movant”), upon a motion for relief from the automatic stay as to real property, more commonly known as U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2021-A; and it appearing that the parties have amicably resolved their differences and for good cause shown;

1. On or before the close of business for October 24, 2022, Debtor shall bring his post-petition mortgage account current through September 1, 2022. If Debtor does not bring his account current by October 24, 2022, then Movant may immediately file a creditor's certification of default with this Court and request relief from stay.
2. Debtor shall tender his October 1, 2022 and November 1, 2022 post-petition payment timely.
3. Debtor shall reimburse Movant for attorney fees/costs totaling \$1050.00. Commencing with the December 1, 2022 post-petition payment and continuing each month thereafter through May 1, 2023, Debtor shall remit regular monthly mortgage payments, plus 1/6 of the aforesaid fees/costs (\$175.00).
4. Commencing with the June 1, 2023 post-petition mortgage payment and continuing each month thereafter for the duration of this Chapter 13 proceeding, Debtor shall remit payments directly to Movant as same come due.
5. If the case is converted to a Chapter 7, the Movant shall file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay.
6. If any of the aforementioned stipulation payments and/or regular monthly mortgage payments commencing after the cure of the post-petition delinquency are more than thirty

(30) days late, Movant may send Debtor a written notice of default of this Stipulation. If the default is not cured within ten (10) days of the date of the notice, counsel for the Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay as to the mortgaged property herein.

*The undersigned hereby consent to the form and entry of the within order.*

/S/EMMANUEL J. ARGENTIERI

Emmanuel J. Argentieri, Esquire  
Attorney for Movant

Date: 10/12/2022

/S/BRAD J. SADEK

Brad J. Sadek, Esquire  
Attorney for Debtor

Date: 10/13/2022

No Objection - Without Prejudice to Any Trustee  
Rights and Remedies

/s/ Jack K. Miller  
Kenneth E. West, Esquire  
Trustee

AND NOW, this 24th day of October 2022, it is hereby

**ORDERED** that the foregoing Stipulation is approved, shall be, and is made an Order of this Court.



**Magdeline D. Coleman**  
**Chief U.S. Bankruptcy Judge**